



General Assembly

January Session, 2005

Amendment

LCO No. 7586

SB0103607586SD0

Offered by:
SEN. DUFF, 25th Dist.

To: Subst. Senate Bill No. 1036

File No. 311

Cal. No. 283

**"AN ACT CONCERNING THE DEPARTMENT OF ECONOMIC AND
COMMUNITY DEVELOPMENT."**

1 Strike everything after the enacting clause and substitute the
2 following in lieu thereof:

3 "Section 1. Subsection (a) of section 8-37qq of the general statutes is
4 repealed and the following is substituted in lieu thereof (*Effective*
5 *October 1, 2005*):

6 (a) For the purposes of this section and sections 8-44a, 8-70, 8-78, 8-
7 80, 8-114a, 8-117b, 8-119a, 8-119b, 8-119h, 8-119i, 8-119ee, 8-119hh, 8-
8 119ii, 8-119jj, 8-169w, 8-214g, 8-216b, 8-218b, 8-219b, 8-387, 8-405, 8-410,
9 8-415, 8-420, 16a-40b, 16a-40j, and sections 8-430 to 8-438, inclusive, the
10 following terms shall have the following meanings:

11 (1) "Bond-financed state housing program" means any program
12 administered by the Commissioner of Economic and Community
13 Development which provides financial assistance for housing
14 acquisition, development, rehabilitation or support services, and

15 which may be financed in whole or in part from the proceeds of the
16 state's general obligation bonds, including: Acquisition of surplus land
17 pursuant to section 8-37y, affordable housing projects pursuant to
18 section 8-37pp, housing authority programs for social and
19 supplementary services, project rehabilitation and improvement and
20 energy conservation pursuant to section 8-44a, moderate rental
21 housing pursuant to section 8-70, moderate cost housing pursuant to
22 section 8-82, housing for elderly persons pursuant to section 8-114a,
23 congregate housing for the elderly pursuant to section 8-119h, housing
24 for low-income persons pursuant to section 8-119dd, financial
25 assistance for redevelopment or urban renewal projects pursuant to
26 section 8-154a, housing and community development pursuant to
27 sections 8-169l and 8-216b, urban homesteading pursuant to subsection
28 (a) of section 8-169w, community housing land bank and land trust
29 program pursuant to section 8-214d, financial assistance for
30 development of limited equity cooperatives and mutual housing
31 pursuant to section 8-214f, community housing development
32 corporations pursuant to sections 8-218 and 8-218a, financial assistance
33 to elderly homeowners for emergency repairs or rehabilitation
34 pursuant to section 8-219b, financial assistance for removal of lead-
35 based paint and asbestos pursuant to section 8-219e, home ownership
36 loans pursuant to subsection (a) of section 8-286, housing programs for
37 homeless persons pursuant to sections 8-356 and 8-357, grants to
38 municipalities for financing low and moderate income rental housing
39 pursuant to section 8-365, housing infrastructure grants and loans
40 pursuant to section 8-387, private rental investment mortgage and
41 equity program pursuant to sections 8-401 and 8-403, assistance for
42 housing predevelopment costs pursuant to sections 8-410 and 8-411,
43 residential subsurface sewage disposal system repair program
44 pursuant to sections 8-415 and 8-420, energy conservation loans
45 pursuant to section 16a-40b, rent receivership pursuant to section 47a-
46 56j, construction, acquisition and related rehabilitation pursuant to
47 section 8-433 and, any other such program now, heretofore or hereafter
48 existing, and any additions or amendments to such programs.

49 (2) "Administrative expense" means any administrative or other cost
50 or expense incurred by the state in carrying out the provisions of any
51 of the following bond-financed state housing programs, including the
52 hiring of necessary employees and the entering of necessary contracts:
53 Housing authority programs for social and supplementary services,
54 project rehabilitation and improvement, and energy conservation
55 pursuant to section 8-44a, moderate rental housing pursuant to section
56 8-70, moderate cost housing pursuant to section 8-82, housing for
57 elderly persons pursuant to section 8-114a, congregate housing for the
58 elderly pursuant to section 8-119h, housing for low-income persons
59 pursuant to section 8-119dd, urban homesteading pursuant to
60 subsection (a) of section 8-169w, financial assistance for development
61 of limited equity cooperatives and mutual housing pursuant to section
62 8-214f, financial assistance to elderly homeowners for emergency
63 repairs or rehabilitation pursuant to section 8-219b, home ownership
64 loans pursuant to subsection (a) of section 8-286, housing programs for
65 homeless persons pursuant to sections 8-356 and 8-357, private rental
66 investment mortgage and equity program pursuant to sections 8-401
67 and 8-403, assistance for housing predevelopment costs pursuant to
68 sections 8-410 and 8-411, residential subsurface sewage disposal
69 system repair pursuant to section 8-415 and section 8-420, energy
70 conservation loans pursuant to section 16a-40b, and construction,
71 acquisition and related rehabilitation pursuant to section 8-433.

72 (3) "State service fee" means any fee or charge assessed or collected
73 by the state for the purpose of paying for any administrative expense,
74 pursuant to subsections (f) and (g) of section 8-44a with respect to
75 housing authority programs for social and supplementary services,
76 project rehabilitation and improvement, and energy conservation,
77 subsection (c) of section 8-70 and section 8-72 with respect to moderate
78 rental housing, subsection (b) of section 8-114a and subsection (a) of
79 section 8-115a with respect to housing for elderly persons, section 8-
80 119h and subsection (a) of section 8-115a with respect to congregate
81 housing for the elderly, section 8-119jj and section 8-72 with respect to
82 housing for low-income persons, subsection (c) of section 8-218b with

83 respect to community housing development corporations, subsection
84 (b) of section 8-219b with respect to financial assistance to elderly
85 homeowners for emergency repairs and rehabilitation, and subsection
86 (a) of section 8-405 with respect to the private rental mortgage and
87 equity program.

88 Sec. 2. Subsection (e) of section 8-37qq of the general statutes is
89 repealed and the following is substituted in lieu thereof (*Effective*
90 *October 1, 2005*):

91 (e) (1) There is established a fund to be known as the "Housing
92 Repayment and Revolving Loan Fund". The fund shall contain any
93 moneys required by law to be deposited in the fund and shall be held
94 separate and apart from all other money, funds and accounts.
95 Investment earnings credited to the fund shall become part of the
96 assets of the fund. Any required rebates to the federal government of
97 such investment earnings shall be paid from the fund. Any balance
98 remaining in said fund at the end of any fiscal year shall be carried
99 forward in the fund for the next fiscal year.

100 (2) (A) Notwithstanding any provision of the general statutes or any
101 public or special act to the contrary, except sections 8-76 and 8-80, the
102 following shall be paid to the State Treasurer for deposit in the
103 Housing Repayment and Revolving Loan Fund: (i) All payments to the
104 state of principal or interest on loans that the ultimate recipient is
105 obligated to repay to the state, with or without interest, made pursuant
106 to section 8-114a with respect to loans for housing for elderly persons,
107 section 8-119h with respect to loans for congregate housing for the
108 elderly, subsection (a) of section 8-169w with respect to urban
109 homesteading loans, sections 8-218 and 8-218a with respect to
110 community housing development corporation loans, section 8-337
111 with respect to security deposit revolving loans, section 8-410 with
112 respect to housing predevelopment cost loans, section 8-415 and
113 section 8-420 with subsurface sewage disposal system repair loans,
114 [and] section 8-433 with respect to loans for construction, acquisition
115 and related rehabilitation and section 8-37pp with respect to loans for

116 affordable housing; (ii) all payments of principal with respect to
117 energy conservation loans pursuant to section 16a-40b; (iii) all
118 payments made to the state constituting the liquidation of an equity
119 interest pursuant to section 8-404 with respect to the private rental
120 investment mortgage and equity program or a participation interest
121 pursuant to section 8-436; (iv) all payments made to the state
122 constituting the liquidation of any other security interest or lien taken
123 or granted pursuant to a bond-financed state housing program or
124 assistance or related agreement, except liquidations constituting
125 principal or interest on loans not mentioned in subparagraph (A)(i) or
126 (A)(ii) of this subdivision and the liquidation of security interests or
127 liens with respect to rent receivership pursuant to subsection (c) of
128 section 47a-56i; (v) all other return or recapture of state financial
129 assistance made pursuant to the provisions of any bond-financed state
130 housing program or assistance or related agreement, except principal
131 or interest on loans not mentioned in subparagraph (A)(i) or (A)(ii) of
132 this subdivision and payments received with respect to rent
133 receivership pursuant to subsection (c) of section 47a-56i; (vi) all
134 payments of state service fees and administrative oversight charges, as
135 defined in section 8-430, rendered in accordance with the provisions of
136 any bond-financed state housing program other than state service fees
137 financed from the proceeds of the state's general obligation bonds; and
138 (vii) all other compensation or reimbursement paid to the Department
139 of Economic and Community Development with respect to bond-
140 financed state housing programs other than from the federal
141 government.

142 (B) Notwithstanding any provision of the general statutes or any
143 public or special act to the contrary, except as provided in this
144 subsection, loans for any bond-financed state housing program which
145 the ultimate recipient is obligated to repay to the state, with or without
146 interest, may be paid out of moneys deposited in the Housing
147 Repayment and Revolving Loan Fund without the prior approval of
148 the State Bond Commission, subject to the approval of the Governor of
149 an allotment. All payments on energy conservation loans pursuant to

150 said section 16a-40b shall be accounted for separately from other
151 moneys in the Housing Repayment and Revolving Loan Fund, and
152 shall be used to make further loans pursuant to said section 16a-40b
153 and to pay any administrative expense attributable to such loans.

154 (C) Notwithstanding any provision of the general statutes or any
155 public or special act to the contrary, payment of any administrative
156 expense may be made out of the Housing Repayment and Revolving
157 Loan Fund subject to the approval of the Governor of an allotment for
158 such purpose.

159 Sec. 3. Section 8-37ww of the general statutes, as amended by
160 section 1 of house bill 6429 of the current session, is repealed and the
161 following is substituted in lieu thereof (*Effective from passage*):

162 (a) As used in this section, "eligible building" means a two to six-
163 family building that was built prior to 1950 and has wooden windows,
164 and "commissioner" means the Commissioner of Economic and
165 Community Development.

166 (b) The commissioner may establish a demonstration program in
167 one or more municipalities to promote energy efficiency and
168 environmentally safe housing by providing matching grants to owners
169 of eligible buildings to repair or replace wooden windows in such
170 buildings. Such demonstration program may be funded from moneys
171 allocated to the program established by section 8-37pp or from any
172 moneys available to the Commissioner of Economic and Community
173 Development from other sources. Of the first three municipalities in
174 which such demonstration program is established, at least two shall
175 have a population of one hundred thousand or more and at least one
176 shall have a population of less than one hundred thousand. No such
177 grant shall exceed one hundred dollars for each window to be repaired
178 or replaced. The commissioner may contract with one or more entities
179 to operate the program.

180 (c) The demonstration program shall end on June 30, 2008. On or
181 before February 1, 2008, the commissioner shall report to the select

182 committee of the General Assembly having cognizance of matters
 183 relating to housing as to the number of eligible buildings for which
 184 assistance was provided, the costs involved, the effectiveness of the
 185 demonstration program and the commissioner's recommendation as to
 186 whether the demonstration program should be expanded and made
 187 permanent.

188 [(d) The commissioner shall adopt regulations, in accordance with
 189 the provisions of chapter 54, to implement the provisions of this
 190 section.]

191 Sec. 4. Section 2 of substitute house bill 6662 of the current session is
 192 repealed and the following is substituted in lieu thereof (*Effective from*
 193 *passage*):

194 Annually, the Department of Economic and Community
 195 Development in consultation with the Connecticut Housing Finance
 196 Authority shall conduct a comprehensive assessment of current and
 197 future needs for rental assistance under section 8-119kk of the general
 198 statutes for housing projects for the state's elderly and disabled. Not
 199 later than [April] February 1, 2006, the results of the first such analysis
 200 shall be presented to the select committee of the General Assembly
 201 having cognizance of matters relating to housing, in accordance with
 202 section 11-4a of the general statutes."

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2005</i>	8-37qq(a)
Sec. 2	<i>October 1, 2005</i>	8-37qq(e)
Sec. 3	<i>from passage</i>	8-37ww
Sec. 4	<i>from passage</i>	HB 6662 (current session), Sec. 2